

## 79 Radbourne Street, Derby, DE22 3HD

Offers Around £299,950

Freehold



- Charming Period Residence
- Much Original Character
- Porch, Hall, Fitted Guest Cloakroom & Cellar
- Lounge, Dining Room & Breakfast Kitchen
- Principal Bedroom with Dressing Room
- Two Further Bedrooms & Bathroom
- Further Bedroom to Second Floor
- Well-Established Rear Garden
- Close to Markeaton Park & the City Centre
- Close to Excellent Amenities





## Summary

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This is an impressive, spacious, well-presented, four bedroom, three storey, palisaded, period style, mid-terrace occupying a popular location in Derby.

The property retains much original character and features a recessed storm porch, entrance hall, fitted guest cloakroom, useful cellar, living room with box bay window, dining room, breakfast kitchen, three first floor bedrooms (one with a dressing room) and bathroom. There is also a further bedroom to the second floor.

To the rear of the property is a well-established garden featuring an upper level patio. Steps lead down to a lawn with mature trees, shrubs and a vegetable plot at the foot of the garden. The property occupies an elevated position and offers views across the city.

# F&C

## **The Location**

The property's location on Radbourne Street, off Ashbourne Road, gives easy access to a full range of amenities in the city centre. Also within easy reach are Derby University, Markeaton park, good schooling and transport links, notably the A38 and A52. Kingsway retail park is conveniently located nearby.

## **Accommodation**

### **Ground Floor**

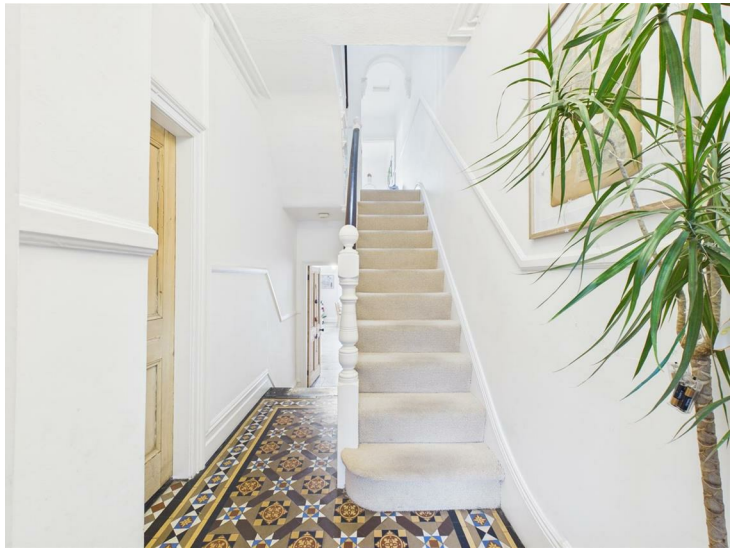
#### **Recessed Storm Porch**

A panelled and glazed entrance door provides access to an impressive split-level entrance hall.

#### **Entrance Hall**

15'8" x 5'8" (4.78 x 1.75)

With Minton tile flooring, staircase to first floor, access down to the cellar, decorative coving and picture rail.



## Lounge

14'7" x 14'6" (4.46 x 4.44)

Featuring a fireplace with decorative surround, original tiled hearth and cast iron interior, period style central heating radiator, stripped wooden floorboards, coved cornice, ceiling rose and sash box bay window to front.



## Dining Room

12'9" x 12'1" (3.91 x 3.69)

Having a fabulous feature fireplace incorporating a decorative wooden surround, original tiled hearth and cast iron interior with decorative tile slips, period style central heating radiator, stripped wooden floorboards, coved cornice, picture rail and window to rear.



## Spacious Breakfast Kitchen

18'2" x 11'10" (5.55 x 3.63)



## Dining Area

A spacious area having views over the garden which is accessed via a door.

### **Kitchen Area**

Comprising wooden worktops with tiled surrounds, Belfast style sink with mixer tap, shaker style cupboards and drawers, wine storage, appliance based suitable for gas range cooker, washing machine, tumble dryer and fridge freezer, window to side, original floor to ceiling fitted cupboard, stylish central heating radiator and stripped panelled door to fitted guest cloakroom.



### **Fitted Guest Cloakroom**

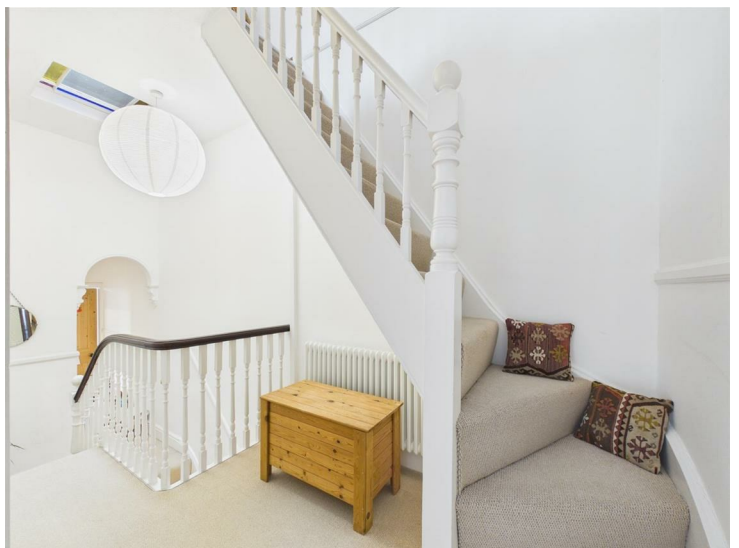
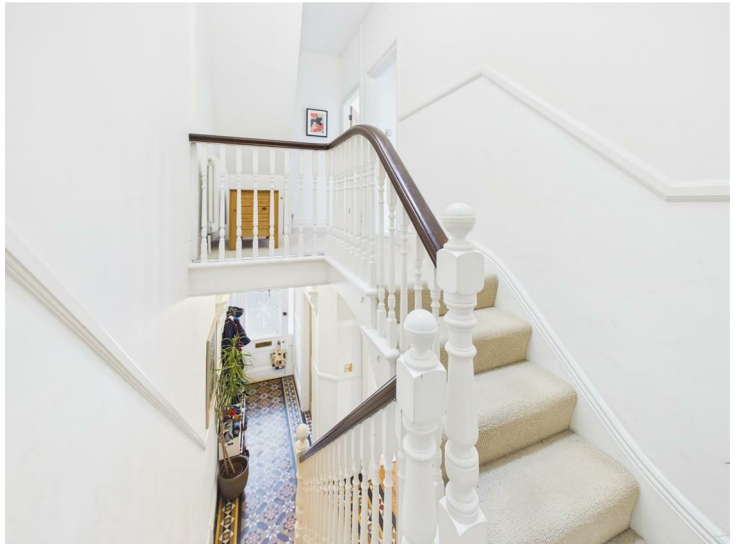
4'6" x 3'11" (1.39 x 1.21)

Appointed with a low flush WC, wash handbasin and window to side.

### **First Floor Landing**

10'11" x 9'5" x 5'9" x 5'9" (3.35 x 2.88 x 1.77 x 1.77)

A split-level landing with feature balustrade and staircase to second floor, period style central heating radiator and dado rail.



### **Bedroom One**

12'7" x 11'10" (3.85 x 3.63)

With feature cast iron fire surround, period style central heating radiator and window to front.

### Dressing Room

8'6" x 5'7" (2.61 x 1.72)

Having stripped wooden floorboards and window to front.

### Bedroom Two

12'7" x 12'2" (3.84 x 3.73)

Featuring a fireplace with cast iron fire surround, period style central heating radiator and window to rear with impressive views.



### Bedroom Three

10'5" x 8'8" (3.18 x 2.66)

Having a feature cast iron fire surround, period style central heating radiator and window with views to rear.



### **Bathroom**

7'6" x 6'0" (2.29 x 1.84)

Partly tiled and appointed with a period style suite comprising low flush WC, pedestal wash handbasin, roll edge claw foot bath with shower over, chrome towel radiator and window to side.



### **Second Floor**

#### **Bedroom Four**

18'0" x 10'5" (5.50 x 3.19)

With period style central heating radiator, storage space to eaves, stripped wooden floorboards, balustrade and Velux window to rear.



## Outside

To the rear of the property is a tiered garden with an upper level patio and lower level lawn with mature hedging, shrubs and trees. There is an alleyway giving access to the front of the property.



Council Tax Band B



Floor 0



Floor 1



Floor 2



Approximate total area<sup>1)</sup>

1432 ft<sup>2</sup>  
133.1 m<sup>2</sup>

Reduced headroom

36 ft<sup>2</sup>  
3.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Derby  
DE22 3HD

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	